

130.A

0001

0405.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

440,400 / 440,400

USE VALUE:

440,400 / 440,400

ASSESSED:

440,400 / 440,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
125		PLEASANT ST, ARLINGTON

## OWNERSHIP

Unit #: 405

Owner 1: COLEMAN M KATHLEEN &amp;

Owner 2: WEATHERS LAWRENCE

Owner 3:

Street 1: 125 PLEASANT ST #405

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: WEED CHRISTOPHER A -

Owner 2: -

Street 1: 125 PLEASANT ST #405

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1948, having primarily Brick Exterior and 1051 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			641-0790, Building Number 1.											
Sty Ht: 1	- 1 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3	- Brick or Stone			A 3QBth:	Rating:														
Frame: 2	- Steel			1/2 Bath:	Rating:														
Prime Wall: 7	- Brick			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 4	- Flat			<b>OTHER FEATURES</b>															
Roof Cover: 11	- Membrane			Kits: 1	Rating: Very Good														
Color: BRICK				A Kits:	Rating:														
View / Desir: D	- AVGD			Frl:	Rating:														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: C	- Average			<b>CONDOS INFORMATION</b>															
Year Blt: 1948	Eff Yr Blt:			Location:															
Alt LUC:				Total Units:															
Jurisdict: G17	Fact: .			Floor: 4	- 4th Floor														
Const Mod:				% Own:	4.578999996														
Lump Sum Adj:				Name:	21 - 6036														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	19. %			Exterior:				No Unit	RMS	BRS	FL				
Prim Int Wall: 2	- Plaster			Functional:				Interior:				1	4	2	0				
Sec Int Wall:				Economic:				Additions:											
Partition: T	- Typical			Special:				Kitchen:											
Prim Floors: 3	- Hardwood			Override:				Baths:											
Sec Floors:				Total:	19.9 %			Plumbing:											
Bsmnt Flr:				<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ:	320.00			Heating:											
Bsmnt Gar:				Size Adj.: 1.07088494				General:											
Electric: 3	- Typical			Const Adj.: 1.17774427															
Insulation: 2	- Typical			Adj \$ / SQ: 403.593															
Int vs Ext: S				Other Features: 34000															
Heat Fuel: 1	- Oil			Grade Factor: 1.00															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.20000005															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 549812															
% Com Wall	% Sprinkled:			Depreciation: 109413															
				Deprecated Total: 440399															
<b>MOBILE HOME</b>				WtAv\$/SQ:				Final Total: 440400											
Make:				AvRate:				Val/Su SzAd: 419.03											
Model:				Ind.Val:															
Serial #:																			
Year:																			
Color:																			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b>															
130.A-0001-0405.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:				Total Special Features:							Total:							